



Mike Kuglitsch

STATE REPRESENTATIVE • 84TH ASSEMBLY DISTRICT

DATE: October 29, 2015
RE: **Testimony on 2015 Assembly Bill 257**
TO: The Assembly Committee on Housing and Real Estate
FROM: Representative Mike Kuglitsch

Thank you Mister Chairman and Committee Members for allowing me to testify in favor of Assembly Bill 257. I believe that this piece of legislation will streamline home and business renovations on buildings constructed before 1978.

The Department of Health Services requires the use of lead safe renovation for all pre 1978 dwellings and child occupied facilities, such as day cares and pre-schools that are being remodeled. Currently, the Department of Health Services also requires that once an inspector collects 1 paint sample to test for lead, then a full surface by surface lead inspection of the building must be done and a full report prepared. This is required for all of these buildings constructed before 1978, the last year lead paint was able to be used.

AB 257 allows for a company to conduct partial lead inspections before renovation work is done on these pre 1978 buildings, instead of having to inspect the entire building. With this change, businesses can move quickly with restoration and construction projects, bypassing burdensome red tape and reporting requirements. This will lower the costs for restoration projects across the state and shorten renovation time lines in the future. Since the presence of lead is assumed when a partial lead inspection is conducted, renovation companies must still abide by DHS lead safe renovation work practices. It is important to note that although the inspector is not conducting a full inspection of the entire building, safety requirements for the families, children, and the workers will not be changed by AB 257.

A substitute amendment has been introduced to better define what a “partial lead inspection” is. A partial lead inspection is defined as an on-site investigation of one or more painted, varnished, or otherwise coated building components to determine the presence of lead, but not a surface-by-surface investigation. This amendment also states that a person or company that performs a partial lead inspection shall disclose, in writing, to the owner or lessor of the dwelling or premises that the person performed a partial lead inspection. The amendment makes certain that all future owners are aware that only certain parts of the reconstructed building have been inspected and treated for lead.

Also testifying today are members from KPH Construction, who will go through the technical details of the legislation.

Thank you for allowing me to testify today and I ask you to support this common sense legislation. AB 257 will reduce burdensome government regulations and streamline renovation